

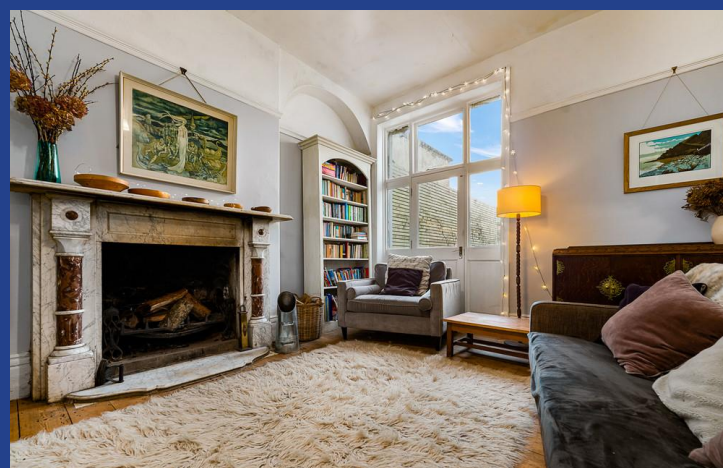
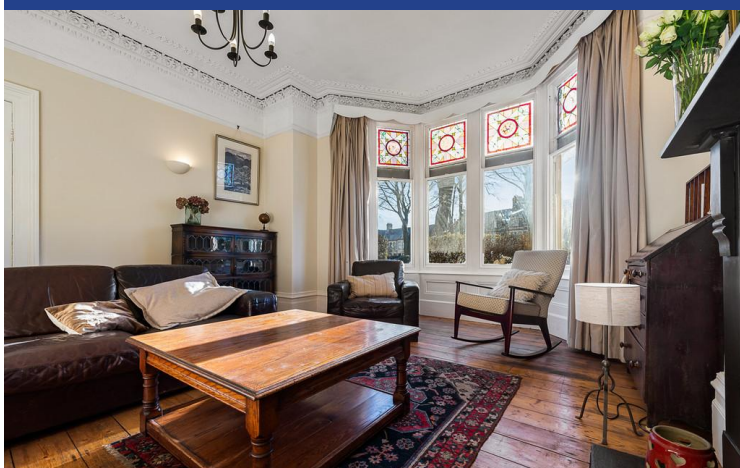
Plasturton Gardens, Pontcanna, Cardiff, CF11 9HF



Estate Agents and
Chartered Surveyors

Asking Price Of

£975,000



Mid Terraced House

6

2

2

3

Property Description

****RARELY AVAILABLE AND FULL OF CHARACTER! A MID-TERRACED BAY FRONTED THREE-STOREY HOUSE ON THE MUCH FAVOURED PLASTURTON GARDENS**** MGY are delighted to bring to market this beautiful and traditional mid-terraced house situated in the heart of Pontcanna. The property offers versatile living and has been sympathetically modernised and retains beautiful original features. The accommodation is split over three floors and briefly comprises entrance hall, two reception rooms, kitchen, basement, cloakroom, six bedrooms and modern bathroom. The property further benefits from gas fired central heating, sash windows with feature stained glass, high ceilings and an enclosed rear garden. ****Viewing highly recommended****

Tenure Freehold

Council Tax Band H

Floor Area Approx 3,010 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Located close to the City Centre Pontcanna is an area of tree lined streets with numerous cafes, restaurants, public houses and independent retailers within easy walking distance. The property faces the delightful gardens on and is also within close proximity to Llandaff Fields and Sophia Gardens. There is regular public transport also close at hand.

ENTRANCE PORCH

Double opening wooden doors with feature glazed arch window above. Half glazed door leading into;

ENTRANCE HALL

Original feature tiled flooring. Deep skirting boards, dado rail and ornate cornicing to ceiling. Stairs to first floor with wooden balustrades. Panelled doors to all rooms.

LOUNGE

15' 3" x 14' 0" (4.67m x 4.29m)
Bay window to front with decorative leaded lights. Deep skirting, ornate coving to ceiling and beautiful feature fireplace with inset tiles, hearth and surround. Wooden flooring. Central heating radiator.

RECEPTION TWO

16' 9" x 13' 10" (5.13m x 4.24m)
A good size second reception room with half glazed door with glazed panels to both sides and above. Another beautiful feature fireplace, original dado rail and deep skirting. Wooden flooring. Central heating radiator.

DINING ROOM

18' 3" x 11' 11" (5.58m x 3.65m)
Large sash windows to side aspect. Tiled flooring. Built in original Dresser to one wall. Central heating radiator.

KITCHEN

12' 9" x 12' 1" (3.91m x 3.69m)
Window to side aspect and half glazed door giving access to rear garden. Fitted base units incorporating Belfast sink and taps over. Space for Range cooker, extractor above. Marble and wooden work surfaces, and built in shelves. Space for fridge freezer. Tiled splashbacks and tiled floor. Central heating radiator.

Plasturton Gardens, Pontcanna, Cardiff, CF11 9HF

BASEMENT

17' 7" x 14' 9" (5.38m x 4.51m)

Accessed from door in dining area. Good space ideal for storage. Tiled floor.

FIRST FLOOR LANDING

Landing giving access to all rooms plus staircase to second floor.

BEDROOM ONE

20' 0" x 14' 2" (6.11m x 4.32m)

Window to front aspect overlooking the gardens. Wooden flooring. Central heating radiator.

BEDROOM TWO

17' 2" x 13' 9" (5.24m x 4.21m)

Window to rear aspect. Central heating radiator.

EN-SUITE SHOWER ROOM

Fully tiled shower cubicle with glass sliding door and mains shower. White pedestal wash hand basin and WC. Tiled floor. Radiator.

CLOAKROOM

Obscure glazed sash window. Half tiled walls and tiled floor. White WC.

BEDROOM THREE

13' 10" x 12' 0" (4.22m x 3.66m)

Window to rear. Wooden flooring. Central heating radiator.

FAMILY BATHROOM

Beautifully appointed with free standing bath and ornate feet, pedestal wash hand basin and WC. Feature cast iron fireplace. Built in cupboard to one alcove. Fully tiled shower cubicle with glass screen and mains shower. Wooden flooring.

SECOND FLOOR LANDING

BEDROOM FOUR

18' 5" x 13' 10" (5.62m x 4.24m)

Window to rear. Central heating radiator.

BEDROOM FIVE

14' 11" x 11' 0" (4.55m x 3.37m)

Window to front. Feature fireplace. Wooden flooring and central heating radiator.

BEDROOM SIX

10' 2" x 7' 9" (3.10m x 2.37m)

Window to front. Wooden flooring. Central heating radiator.

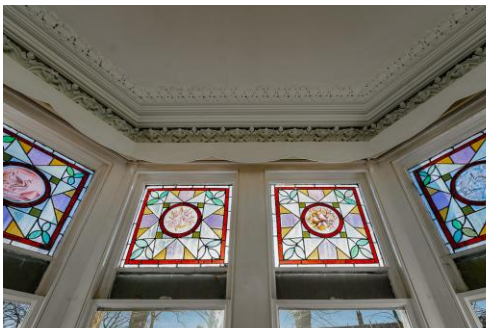
OUTSIDE

An enclosed rear garden with stone walling and mature hedges to either side. Decked area. Paved pathway and paved area to the side of the house. Rear access with wooden gate.

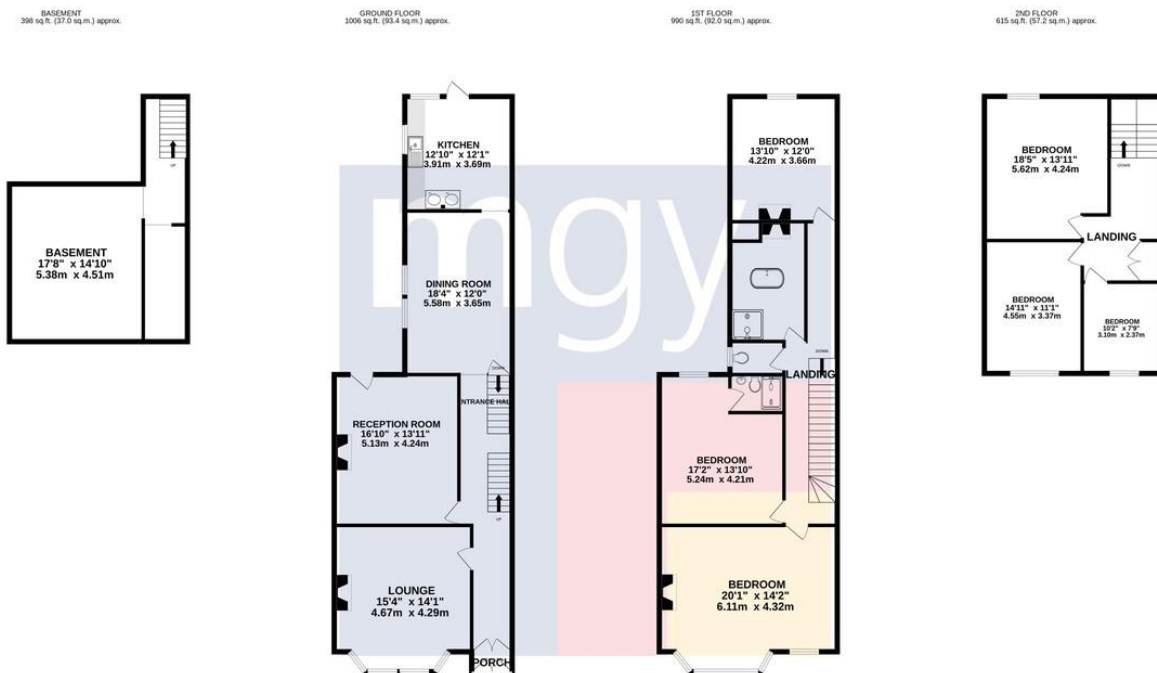
Plasturton Gardens,
Pontcanna, Cardiff, CF11 9HF



Plasturton Gardens,
Pontcanna, Cardiff, CF11 9HF

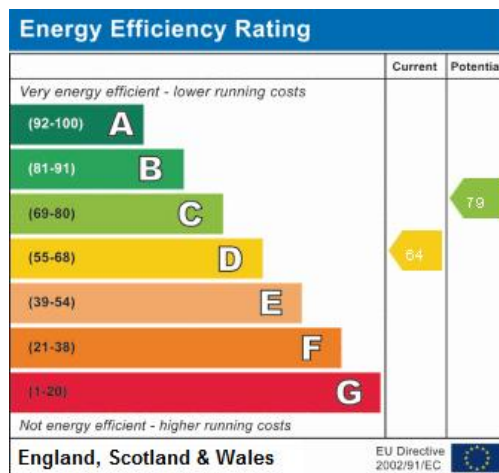


Plasturton Gardens, Pontcanna, Cardiff, CF11 9HF



TOTAL FLOOR AREA: 3010 sq ft. (279.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Pontcanna 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.